

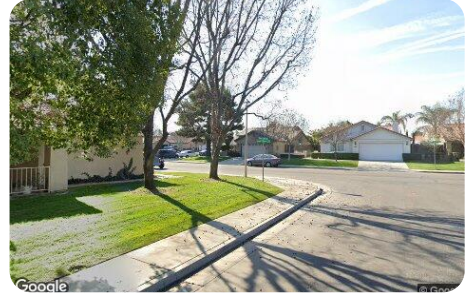
Townhouse

RESIDENTIAL

7008 ROGUE RIVER DR

BAKERSFIELD, CA 93313

\$325,429 TopHap Estimate · \$271 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,202 ft²

LIVING AREA

0.13 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$325K

\$302K low

\$349K high

Last Sale

\$118,500 · Apr 9, 2010

Est. Owner Equity

\$70,429

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,500 (2025)
Assessed Value	\$156,003
Previous Assessed	\$152,945

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	KERN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 64 ft²

CLIMATE RISK

1
FLOOD

52
WILDFIRE

66
HEAT

1
STORM

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2022	Financing	Intrafamily Transfer			
Mar 10, 2010	Resale	Grant Deed	\$118,500	\$99	\$89K
Sep 17, 2004	Recorded document	Grant Deed			
Sep 7, 2004	Resale	Grant Deed	\$206,000	\$171	\$145K
May 4, 2001	Quitclaim	Quit Claim Transfer			
May 4, 2001	Resale	Grant Deed	\$96,500	\$80	\$92K
Feb 20, 1998	Resale	Trustees Deed	\$93,000	\$77	\$88K
Feb 20, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donald E. Suburu	Elementary	KG–5	0.4 mi
Independance High School	High	9–12	2.5 mi

District: Lakeside Union Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 93313

36 CRIME INDEX	97 AIR POLLUTION	60,800 POPULATION	\$84K MEDIAN IN-COME	63°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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